

**WASHINGTON STATE BOUNDARY REVIEW BOARD
FOR KING COUNTY**

REGULAR MEETING MINUTES

December 8, 2005

**16401 West Valley Highway
Tukwila, Washington**

I. CALL TO ORDER

Chair Tessandore convened the meeting at 5:30 P.M.

II. ROLL CALL

Evangeline Anderson	Charles Booth
Robert Cook	A. J. Culver
Lynn Guttman	Ethel Hanis
Claudia Hirschey	Roger Loschen
Michael Marchand	

III MINUTES

A. REGULAR MEETING:

Chair Tessandore presented the minutes of the Regular Meeting of November 9, 2005 for review and action by the Board members.

Action: Evangeline Anderson moved and Ethel Hanis seconded the motion to adopt the minutes of the Regular Meeting of November 9, 2005. The Board members voted unanimously to approve this record.

IV. ADMINISTRATION

A. CHAIR'S REPORT

General Business:

Chair Tessandore and Lenora Blauman reported that the Board is currently working on several projects including: (1) coordinating programs with King County Executive/Council Work Program; (2) coordinating activities with the State Association to establish Work Program at Legislature 2006; (3) administration of the proposed Fairwood Incorporation; (4) pre-development review for future Notices of Intention; (5) monitoring of the Year 2006 Budget Proposal; and (6) performance evaluations for Board staff members. Committee members and staff will report on these activities.

B. Committee Reports

Budget Committee: A.J. Culver and Lenora Blauman reported that the Year 2006 Budget Proposal (together with the one-time request for transitional funding) was approved by the King County Council on November 21, 2005. The Board will receive approximately \$284,000 for 2006.

Legislative Committee: Lenora Blauman reported that the House Local Government Committee and the Senate Government Operations Committee have begun to conduct work sessions on the topic of the Growth Management Act. Lobbyist Michael Shaw, who has been attending those meetings, has reported that the most significant information gleaned was the fact that the Governor's Legislative Work Program is being reduced from

seven possible bills to four (the pre-existing uses proposal and GMA hearing boards consolidation proposal were pulled while the pilot project proposal will be a budget item only). Mr. Shaw reported his expectation that as the “political realities begin to set in” that more of the remaining proposals will be pulled off of the docket. Nothing was mentioned concerning annexations, special purpose districts, or interlocal agreements.

Blauman reported that the Association will be meeting in Olympia on January 23 – 25, 2006, to visit with key legislators on the House Local Government Committee and on the Senate Government Operations Committee. Those Committees will review legislation germane to boundary review boards. Proposed legislation that was introduced last year will be reintroduced to the Legislature in January 2006. It is uncertain which of the bills will remain viable for the 2006 Session.

C. Executive Secretary’s Report

Fairwood Incorporation Proposal (File No. 2194): Lenora Blauman reported that Berk and Associates are continuing work on revisions to the “Analysis of the Fiscal Feasibility of the Proposed City of Fairwood.” The revised Report is scheduled for transmittal to King County by December 15, 2005.

Upon receipt, the document will be transmitted to the Board’s Fairwood Incorporation Review Team. The Team will evaluate the document and present a Report to the full Board in keeping with the Team’s charter to ensure that the citizens of this community have complete, accurate, and readily understandable data upon which to determine whether the proposed City of Fairwood can generate sufficient operating revenue to provide a reasonable complement of municipal services that are equal to or better than the services that are provided by King County.

When the Team is satisfied that Berk and Associates has provided an Analysis that is sufficiently comprehensive and accurate to permit public understanding of the document, the proposal for incorporation may be brought forward for public review.

The entire Board – together with affected government jurisdictions and citizen groups – will then evaluate and provide comment upon the study through a public review/public hearings process established to consider the incorporation proposal (as prescribed by RCW 35.02, RCW 36.93, et seq.). The Board will then make a decision with respect to the application for a new city. The Board may: (1) decide in favor of the incorporation as proposed; or (2) decide in favor of an incorporation with modified boundaries; or (3) recommend denial of the incorporation.

Blauman reported that, at present, the City of Renton continues to prefer that the proposed Maplewood Addition Annexation and the proposed Fairwood Incorporation be presented for simultaneous review before the Board so that the citizens of the area may be able to examine governance options offered by the City of Renton and by a proposed new City of Fairwood.

Blauman reported that, at present, the Board has developed only a preliminary hearing plan and timeline for a review schedule. If Berk and Associates successfully completes revisions in the estimated timeframe, then the Board may be able to conduct public hearings and render decisions for the proposed incorporation in February/March 2006.

The Team will provide regular reports to the Board on the status of the review for both the proposed Fairwood Incorporation and the proposed Maplewood Addition Annexation.

King County Boards and Commissions Reception (December 5, 2005)

Blauman reported that Board members and staff were invited to a reception hosted by the Office of the King County Executive. The purpose of the meeting was to communicate the appreciation of County officials for the services provided by boards and commissions.

A.J. Culver, Claudia Hirschey, and Blauman attended the event.

Klahanie/Greenwood Point/South Cove Annexations:

Blauman reported that election results indicate that both the citizens of Klahanie and the citizens of Greenwood Point/South Cove support annexation to Issaquah. The citizens of Greenwood Point/South Cove voted to accept bonded indebtedness of the City; the citizens of Klahanie voted against acceptance of the City's bonded indebtedness.

Issaquah officials report the intention to move forward immediately with the annexation of Greenwood Point/South Cove.

Discussions are underway concerning the future of Klahanie. The City Council considered -- and rejected -- a proposal to undertake a second election to seek citizen approval of bonded indebtedness. The City Council also rejected a proposal to annex Klahanie in the absence of citizen support for assuming a fair share of bonded indebtedness. The City Council, instead, directed staff to meet with King County officials, City of Sammamish officials, and citizens of the area to consider future options for local governance.

Blauman will maintain communications with County officials and City officials to determine the status of these actions.

D. CORRESPONDENCE

General correspondence was reviewed briefly. No questions or issues were raised with respect to the substance of the general correspondence.

VI NEW BUSINESS

A. NOTICES OF INTENTION

File No. 2214: City of Auburn – Nichols Annexation

The City of Auburn proposes to annex approximately 9 acres of land within the jurisdiction's Potential Annexation Area. The Nichols Annexation is being proposed at this time in order to facilitate the provision of local governance (e.g., development, public services) to this community.

Board members noted that this annexation is quite small in size and adjacent to two other small annexations under consideration by the Board. There was an inquiry as to whether the City of Auburn has considered amalgamating smaller annexation and/or invoking jurisdiction to seek a consolidated action. Blauman stated that Auburn City Council reportedly prefers that citizens request annexation, so the Council does not work proactively with citizens groups to encourage annexation. Similarly, the Council has declined to invoke jurisdiction to increase the territory proposed by annexation.

File No. 2215: City of Auburn - Stipp Annexation

The City of Auburn proposes to annex approximately 4 acres of land within the jurisdiction's Potential Annexation Area. The Stipp Annexation is being proposed in order to facilitate the provision of local governance (e.g., development, public services) to this community.

Board members presented no substantive questions or comments with respect to this proposed annexation.

File No. 2216: City of Auburn – Community of Christ Church Annexation

The City of Auburn proposes to annex approximately 5.41 acres of land within the jurisdiction's Potential Annexation Area. The Community of Christ Church Annexation is being proposed at this time in order to facilitate the provision of local governance (e.g., development, public services) to the community.

At this time, the City of Auburn is seeking a waiver from review of the proposed annexation by the Boundary Review Board (pursuant to RCW 36.93.110/RCW 35.A.14.295). RCW 36.93.110/RCW 35.A.14.295 permit the Board to waive review if a proposed annexation is less than 10 acres in size and is valued at less than \$2 million. The Christ Church property is 5.41 acres and valued at \$495,800.

Board members presented no substantive questions or comments with respect to this proposed annexation.

Action: Ethel Hanis moved and A. J. Culver seconded the motion to grant a waiver for the Christ Church Annexation (File No. 2216). The Boundary Review Board voted (9 in favor) to adopt this motion. Charles Booth abstained as he is a resident of the City of Auburn.

File No. 2217: City of Bellevue – Tax Lots Triangle Annexation

The City of Bellevue proposes to annex approximately 1.34 acres of land within the jurisdiction's Potential Annexation Area. The Tax Lots Triangle Annexation Area includes:

- A small triangular area under private ownership which forms the northeastern portion of the entire annexation area; and
- A linear area adjacent to the triangular site, which forms the eastern, western, and southern site boundaries and which generally follows 166th Avenue SE.

The triangular northeastern area will be developed with a small park. The area will also support storm water management systems. The adjacent linear corridor will remain public roadway (166th Avenue SE).

At this time, the City of Bellevue is seeking a waiver from review of the proposed annexation by the Boundary Review Board (pursuant to RCW 36.93.110/RCW 35.A.14.295). RCW 36.93.110/RCW 35.A.14.295 permit the Board to waive review if a proposed annexation is less than 10 acres in size and is valued at less than \$2 million. The Tax Lots Triangle property is 1.34 acres and valued at \$27,000.

Board members presented no substantive questions or comments with respect to this proposed annexation.

Action: Lynn Guttmann moved and Ethel Hanis seconded the motion to grant a waiver for the Tax Lots Triangle (File No. 2217). The Boundary Review Board voted unanimously in favor of this motion.

File No. 2218: City of Kirkland – Morning Star Annexation

The City of Kirkland proposes to annex approximately 7.46 acres of land within the jurisdiction's Potential Annexation Area. The Morning Star Annexation is being proposed at this time in order to facilitate the provision of local governance (e.g., development, public services) to the community.

Board members presented no substantive questions or comments with respect to this proposed annexation.

File No. 2219: Covington Water District – Anderson Acres Annexation

The Covington Water District proposes to annex approximately 73.07 acres within Unincorporated King County (Rural Area) based on a petition by property owners in order to facilitate the provision of coordinated water services to the Area. Annexation will also provide residents an opportunity to participate in elections for the Covington Water District.

Approximately 68.37 acres of Anderson Acres are in private ownership; approximately 4.7 acres owned by Covington Water District.)

The Covington Water District includes the Annexation Area in its Comprehensive Plan. District representatives report that the agency has necessary capacity to provide water service to the Anderson Acres Area. In the absence of water service public health risks may occur to developed properties; vacant properties may be prohibited from development without a reliable, safe water system. No sewer service is provided -- or permitted -- to the Anderson Acres Area because the properties are outside of the Urban Growth Boundary.

Board members inquired as to the current land use in the area. At present the site is essentially vacant. The land that is privately owned (68.37 acres) is permitted for future residential development with residences. This acreage is designated for Rural Residential Use and zoned to permit a maximum of one home per 5 acres.

File No. 2220: City of Renton – Falk II Annexation

The City of Renton proposes to annex approximately 6.29 acres of land within the jurisdiction's Potential Annexation Area. The Falk II Annexation is being proposed at this time in order to facilitate the provision of local governance (e.g., development, public services) to the community.

Board members presented no substantive questions or comments with respect to this proposed annexation.

File No. 2221: City of Renton – Akers Farm Annexation

The City of Renton proposes to annex approximately 13.3 acres of land within the jurisdiction's Potential Annexation Area. The Akers Farm Annexation is being proposed at this time in order to facilitate the provision of local governance (e.g., development, public services) to the community.

Board members presented no substantive questions or comments with respect to this proposed annexation.

B. PENDING FILES

Auburn	Bellevue	Covington
Kent	Kirkland	Redmond
Renton (2 files)	Ronald Sewer District	Sammamish
SW Suburban Sewer District	Tukwila	Woodinville

VII. ADJOURNMENT

Action: Ethel Hanis moved and A. J. Culver seconded a motion to adjourn the Boundary Review Board Regular Meeting. The Board voted unanimously in favor of the motion. The meeting was adjourned at 6:10 P.M.